



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Promoting the wise use of land
Helping build great communities

SUBDIVISION REVIEW BOARD

MEETING DATE September 12, 2016	CONTACT/PHONE Jo Manson (805) 781-4660 jmanson@co.slo.ca.us	APPLICANT David and Lynn Hixson	FILE NO. CO 04-0156 SUB2004-00088
SUBJECT A request for a Second Time Extension by DAVID AND LYNN HIXSON for a Tentative Parcel Map (CO 04-0156) to subdivide an existing 10.05 acre parcel into two parcels of 5 acres and 5.05 acres for the purpose of sale and/or development and designate the project site as a TDC Receiver Site. The project includes off-site road improvements to Templeton Road. The proposed project is within the Residential Rural land use category and is located at 2975 Templeton Road approximately .75 miles east of the city of Atascadero. The site is in the El Pomar-Estrella Sub-area in the North County planning area.			
RECOMMENDED ACTION Approve the second time extension request for Tentative Parcel Map CO 04-0156.			
ENVIRONMENTAL DETERMINATION A Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) was issued on February 28, 2006 for this project. The Negative Declaration was approved by the Subdivision Review Board on May 1, 2006.			
LAND USE CATEGORY Residential Rural	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 034-261-009	SUPERVISOR DISTRICT(S): 1
PLANNING AREA STANDARDS: None applicable to this project.			
LAND USE ORDINANCE STANDARDS: Section 22.24.010 – Transfer of development credits			
EXISTING USES: Single family residence, residential second unit, accessory structures			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Rural / residential use <i>East:</i> Residential Rural / residential use <i>South:</i> Agriculture / residential use <i>West:</i> Residential Rural / residential use			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: Tentative parcel map was originally referred to: Templeton Area Advisory Group, Public Works, Environmental Health, Ag Commissioner, County Parks, Cal Fire, Templeton Community Services District, APCD			
TOPOGRAPHY: Slight slope		VEGETATION: Grasses and oak trees	
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: Cal Fire		ACCEPTANCE DATE: N/A	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			

TIME EXTENSION REQUEST/PROJECT DESCRIPTION

Tentative Parcel Map CO 04-0156 was approved by the Subdivision Review Board on May 1, 2006 and was set to expire on May 1, 2016. The applicant has requested a **second one year time extension and paid the extension application fee prior to expiration**. If a time extension request is submitted prior to the expiration date, it remains valid until acted on by the decision making body. (A time extension for a tentative map also extends the life of the related development plan if it is required as a part of the subdivision process).

Tentative Parcel Map CO04-0156 is a request by David and Lynn Hixson for a Tentative Parcel Map (CO 04-0156) to subdivide an existing 10.05 acre parcel into two parcels of 5 acres and 5.05 acres for the purpose of sale and/or development and designate the project site as a TDC Receiver Site. The project includes off-site road improvements to Templeton Road.

This tentative map is not yet ready to record. Additional time is necessary to comply with the conditions of approval. Time extensions for tentative maps are discretionary; however, they have historically been processed as an administrative action and placed on the consent agenda for notification purposes for both the Subdivision Review Board and the public.

DISCUSSION

The Subdivision Map Act & Real Property Division Ordinance

The Subdivision Map Act provides that a conditionally approved vesting tentative map shall expire twenty-four (24) months after its conditional approval. The original expiration date was May 1, 2008. The Subdivision Review Board approved a first one year time extension request on July 14, 2008 and the new expiration date was May 1, 2009. With recent amendments, the Subdivision Map Act now allows up to six (6) one year discretionary time extensions (without legislative time extensions). The applicant must request each of the *discretionary* time extensions. This request is the applicant's **second discretionary one year time extension request**.

The Subdivision Map Act was amended in 2008, 2009, 2011 and 2013 to provide tentative maps with "automatic, state-mandated" extensions that are above and beyond the six (6) one year time extensions as follows:

Senate Bill 1185 (California Government Code Section 66452.21) – If a tentative map was approved before and not expired on July 15, 2008 and will expire between July 15, 2008 and January 1, 2011 – extends the tentative map twelve (12) months. Tentative Parcel Map CO 04-0156 was extended to May 1, 2010.

Assembly Bill 333 (California Government Code Section 66452.22) – If a tentative map was approved before and not expired on July 15, 2009 and will expire between July 15, 2009 and January 1, 2012 – extends the tentative map twenty four (24) months. Tentative Parcel Map CO 04-0156 was extended to May 1, 2012.

Assembly Bill 208 (California Government Code Section 66452.23) – If a tentative map was approved before and not expired on July 15, 2011 and will expire between July 15, 2011 and January 1, 2014 – extends the tentative map twenty four (24) months. Tentative Parcel Map CO 04-0156 was extended to May 1, 2014.

Assembly Bill 116 (California Government Code Section 66452.24(a)) – If a tentative map was approved after January 1, 2000 and not expired on July 11, 2013 it extends the tentative map twenty four (24) months. Tentative Parcel Map CO 04-0156 was extended to May 1, 2016.

Staff Determination and Recommendation

This time extension request has been reviewed by staff. It complies with The Subdivision Map Act and Section 21.06.010 of the Real Property Division Ordinance, and remains in compliance with the General Plan and County ordinances.

After review of the tentative map, staff recommends to the Subdivision Review Board that the **second one year time extension** be granted to May 1, 2017 subject to the conditions of approval set by the Subdivision Review Board on May 1, 2006.

ATTACHMENTS

Attachment 1 - Project Graphics

Attachment 2 - Notice of Final County Action, May 4, 2006

Report prepared by Jo Manson and reviewed by Terry Wahler, Senior Planner